

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Sacramento County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$56,803,783**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	99.72 %	96.14 %	18	96.45 %	82	77	
% of Funds Disbursed	94.22 %	88.33 %	16	87.93 %	84	77	
Leveraging Ratio for Rental Activities	8.49	5.75	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.93 %	77.35 %	34	83.38 %	53	34	
% of Completed CHDO Disbursements to All CHDO Reservations***	84.84 %	70.06 %	23	70.15 %	85	76	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.22 %	78.42 %	55	80.67 %	42	36	
% of 0-30% AMI Renters to All Renters***	38.53 %	39.86 %	49	45.30 %	31	36	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.19 %	92.91 %	47	95.32 %	49	43	
Overall Ranking:			In State:	18 / 92	Nationally:	75 70	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,616	\$34,639		\$26,635	1,160 Units	37.70 %	
Homebuyer Unit	\$5,869	\$20,710		\$14,938	1,870 Units	60.80 %	
Homeowner-Rehab Unit	\$33,324	\$27,349		\$20,675	47 Units	1.50 %	
TBRA Unit	\$0	\$2,736		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sacramento County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,576	\$115,490	\$33,886
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	49.9	55.6	61.7	0.0	Single/Non-Elderly:	26.8	14.9	21.3	0.0
Black/African American:	22.1	8.0	25.5	0.0	Elderly:	20.7	1.3	29.8	0.0
Asian:	3.1	0.5	0.0	0.0	Related/Single Parent:	28.5	22.0	25.5	0.0
American Indian/Alaska Native:	5.9	0.7	0.0	0.0	Related/Two Parent:	16.5	48.1	17.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.4	2.1	0.0	Other:	6.6	11.5	4.3	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.1	0.0	2.1	0.0					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0					
Other Multi Racial:	2.7	0.1	0.0	0.0					
Asian/Pacific Islander:	6.9	6.3	4.3	0.0					
ETHNICITY:									
Hispanic	8.9	28.1	4.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	35.7	14.0	42.6	0.0	Section 8:	14.1	0.1 [#]		
2 Persons:	26.1	14.6	23.4	0.0	HOME TBRA:	5.6			
3 Persons:	16.6	20.9	6.4	0.0	Other:	6.4			
4 Persons:	11.8	20.6	8.5	0.0	No Assistance:	73.9			
5 Persons:	5.4	12.5	12.8	0.0					
6 Persons:	2.4	7.5	6.4	0.0					
7 Persons:	1.3	4.4	0.0	0.0					
8 or more Persons:	0.8	5.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				292

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sacramento County Consortium

State: CA

Group Rank: 75
 (Percentile)

State Rank: 18 / 92 PJs

Overall Rank: 70
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	89.93	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	84.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.19	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.86	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Page 3